169.0	0003	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	775,600	/	775,600
USE VALUE:	775,600	/	775,600
ASSESSED:	775,600	/	775,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GILBANE STEPHEN D
Owner 2:	REICH DEBRA
Owner 3:	
Street 1:	95 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HOFFMAN RYAN S/CATHERINE -
Owner 2:	-
Street 1:	95 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Copm. Clap Exterior and 1887 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7848.000	316,800		458,800	775,600
Total Card	0.180	316,800		458,800	775,600
Total Parcel	0.180	316,800		458,800	775,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.10 | /Parcel: 411.10

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	111890
GIS Ref	
GIS Ref	
Insp Date	06/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 169.0-0003-0011.0

!13060!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	316,800	0	7,848.	458,800	775,600		Year end	12/23/2021
2021	101	FV	305,800	0	7,848.	458,800	764,600		Year End Roll	12/10/2020
2020	101	FV	306,200	0	7,848.	458,800	765,000	765,000	Year End Roll	12/18/2019
2019	101	FV	244,800	0	7,848.	458,800	703,600	703,600	Year End Roll	1/3/2019
2018	101	FV	244,000	0	7,848.	386,700	630,700	630,700	Year End Roll	12/20/2017
2017	101	FV	244,000	0	7,848.	353,900	597,900	597,900	Year End Roll	1/3/2017
2016	101	FV	244,000	0	7,848.	301,500	545,500	545,500	Year End	1/4/2016
2015	101	FV	228,700	0	7,848.	262,200	490,900	490,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:04:36

LAST REV

Date	Time
07/05/18	11:47:13
apro	

USER DEFINED

Prior Id # 1:	111890
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13060

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOFFMAN RYAN S/	49982-63		8/22/2007		445,000	No	No		
MULLIN VIRGINIA	33063-201		6/15/2001		345,000	No	No		
	19961-567		7/1/1989		195,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2017	987	Inter Fi	73,059	C				
5/30/2003	452	Redo Kit	18,000					
10/2/2001	717	New Wind	1,600	C				4 REPLACEMENT WIND

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	MEAS&NOTICE	BS	Barbara S
12/15/2008	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
10/15/2001	MLS	MM	Mary M
12/13/1999	Meas/Inspect	243	PATRIOT
7/14/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7848		Sq. Ft.	Site		0	70.	0.84	7									458,809						458,800	

Total AC/HA:	0.18017	Total SF/SM:	7848	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	458,809	Spl Credit		Total:	458,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	20 - Copm. Clap
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	OLIVE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.20654941
Const Adj.:	0.97020000
Adj $ / SQ:	128.765
Other Features:	66000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389210
Depreciation:	72393
Depreciated Total:	316817

COMMENTS

WIP HSE BEING RESIDED, INT WORK ALSO RECK 7/09.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

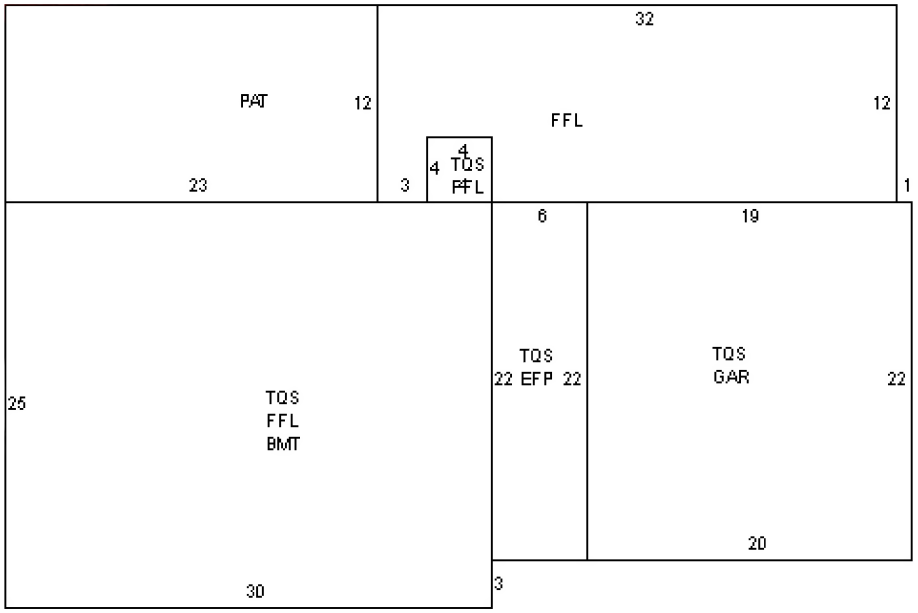
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.64
Special Features:	0	Val/Su Net:	90.90
Final Total:	316800	Val/Su SzAd	167.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,134	128.770	146,020
TQS	3/4 Story	753	128.770	96,912
BMT	Basement	750	38.630	28,972
GAR	Garage	440	20.070	8,829
PAT	Patio	276	3.500	966
EFP	Enclos Porch	132	46.420	6,128
	Net Sketched Area:	3,485	Total:	287,827
Size Ad	1886.625	Gross Area	4070	FinArea 1887

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	75				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 169.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X9	A	AV	2009	0.00	T	8	101						

More: N	Total Yard Items:		Total Special Featues:		Total: